



## Tom Browns Wynd, Yarm, TS15 9AS

A charming cottage nestled in the secluded and privately accessed Tom Brown's Wynd, directly off Yarm's cosmopolitan high street. The house is understood to have once been an outbuilding to the historic Tom Brown's House.

Internally the cottage is full of character but boasts the modern touches which a buyer will expect. Presented in immaculate order it briefly comprises of an entrance hall, spacious lounge/dining room with glazed door overlooking the front garden, kitchen with integrated double oven, hob and fridge, first floor landing, double bedroom and a attractively tiled bathroom with modern suite, which includes a shower and screen over the bath. The property has excellent natural daylight.

Externally there is a delightful generously sized front garden which is south facing to enjoy those warmer summer days.

Combi gas central heating is fitted.

An internal viewing is recommended to fully appreciate this cottage. No onward chain.

£165,000



Tom Browns Wynd, Yarm, TS15 9AS

HALL

LIVING ROOM  
13'8" x 13'6" (4.17m x 4.11m)

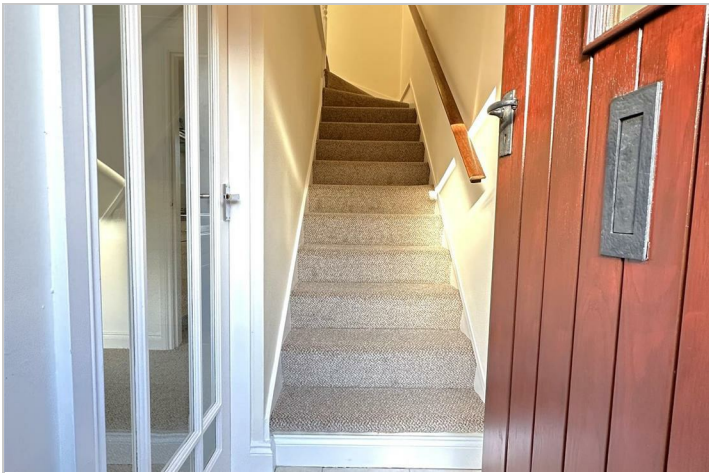
KITCHEN  
6'1" x 7'11" (1.85m x 2.41m)

LANDING

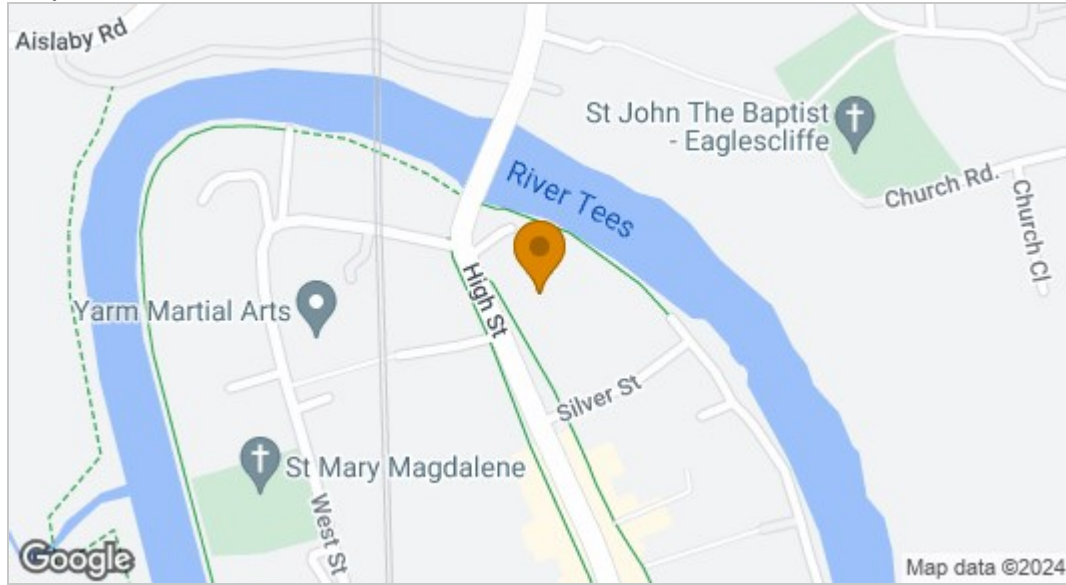
BEDROOM  
10'5" x 13'11" (3.18m x 4.24m )

BATHROOM/WC  
6'5" x 5'11" (1.96m x 1.80m)

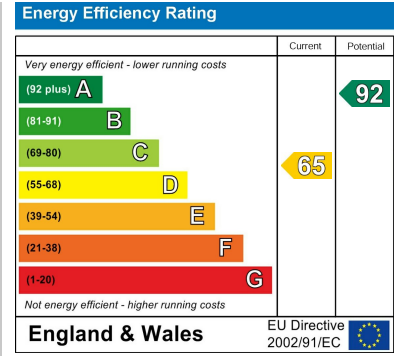




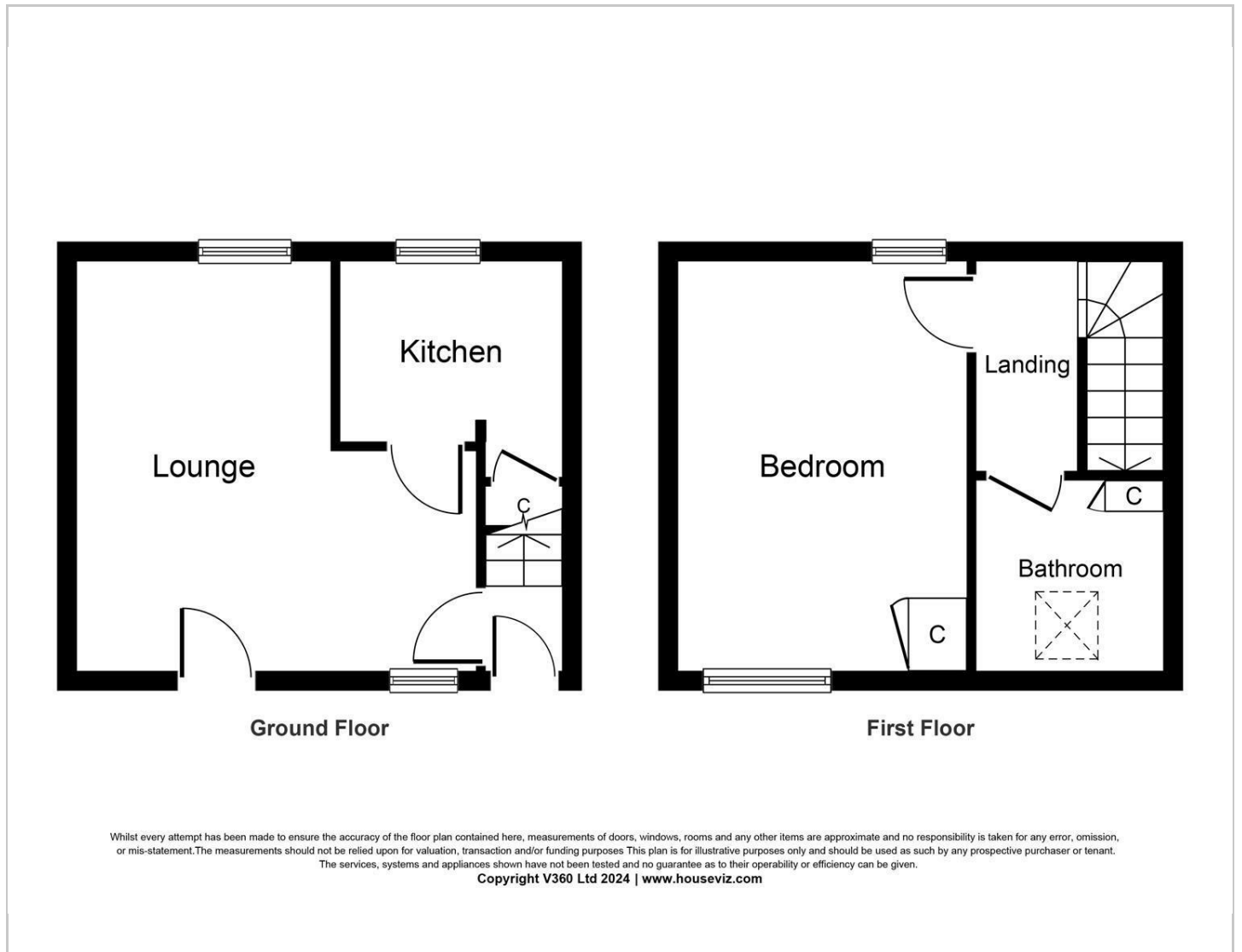
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.